

**RESOLUTION  
BY THE  
CARTERET COUNTY BOARD OF COMMISSIONERS**

**WHEREAS**, Carteret County is constantly seeking ways to improve service to the citizens; and

**WHEREAS**, the Carteret County Commissioners find that it is administratively appropriate for setbacks to be moved from the Subdivision Regulations to the Zoning Ordinance as follows:

**Text Amendment  
Subdivision Regulations  
ARTICLE IV. STANDARDS OF DESIGN**

**By deleting:**

Minimum Building Setbacks:

From the front property line	20 feet
From the front property line on a lot abutting a major thoroughfare street	40 feet
From the side property line	10 feet
From the side property line on a corner lot	15 feet
From the rear property line	30 feet

Non-conforming structures damaged or destroyed by a state-or federally-declared natural disaster may be repaired or rebuilt in the existing footprint. At such time, the structure must comply with the Carteret County Flood Damage Prevention and Protection Ordinance and FEMA requirements. This shall include elevating the structure in the existing footprint to meet the required base flood elevation. Any construction outside the existing footprint must meet the required setbacks.

Substantially-damaged structures, as defined by the County Flood Damage Prevention Ordinance (damaged more than 50% structural value), could be rebuilt in existing building footprint. At the time the structure(s) is rebuilt, the landowner(s) is encouraged to comply with this Ordinance to protect the existing areas of environmental concern. In order to rebuild on the existing building footprint, a complete application must be submitted within 2 years from the date the structure was damaged or destroyed. If deemed incomplete due to the need for additional technical information, the applicant shall have no longer than 90 days to supply that information to the Planning Department or the application will be null and void.

- (C) In addition to the requirements of this ordinance, lots within planned unit developments, townhouse developments, and group housing projects shall comply with the applicable requirements of all other Carteret County Ordinances.
- (D) Detached garages, carports, and accessory buildings may be constructed a minimum of five feet from a side or rear property line. Such buildings shall, however, be set back fifteen feet from a side property line that abuts a street on a corner lot and set back from a front property line a minimum of 20 feet. In zoned areas, the minimum front, rear, and side yard setbacks shall be the same as required by the Carteret County Zoning Ordinance.

**Zoning Ordinance**

**1000. ENACTMENT AND GENERAL PROVISIONS**

**By deleting:**

**1005. Jurisdiction.**

These regulations govern the development and use of land and structures in all **zoned areas** of the unincorporated areas of Carteret County outside the zoning jurisdiction of any other governmental unit. These regulations do not apply to bona fide farms, except that non-farms may be regulated as per section 1007.

**By adding:**

**1005. Jurisdiction.**

These regulations govern the development and use of land and structures in all of the unincorporated areas of Carteret County outside the zoning jurisdiction of any other governmental unit. These regulations do not apply to bona fide farms, except that non-farms may be regulated as per section 1007.

**1600. SUPPLEMENTARY REGULATIONS**

**By adding:**

**Section 1607 – Setbacks for lots in un-zoned areas**

Minimum Building Setbacks:

From the front property line	20 feet
From the front property line on a lot abutting a major thoroughfare street	40 feet
From the side property line	10 feet
From the side property line on a corner lot	15 feet
From the rear property line	30 feet

Detached garages, carports, and accessory buildings may be constructed a minimum of five feet from a side or rear property line. Such buildings shall, however, be set back fifteen feet from a side property line that abuts a street on a corner lot and set back from a front property line a minimum of 20 feet.

**NOW, THEREFORE**, be it hereby resolved that the Carteret County Board of Commissioners support this text amendment to remove the Minimum Building Setbacks for un-zoned areas from the Subdivision Regulations and adding it, along with the included associated change, to the Zoning Ordinance.

**ADOPTED**, this the \_\_\_\_ day of \_\_\_\_\_.

\_\_\_\_\_  
Robin Comer, Chairman  
Carteret County Board of Commissioners

ATTEST:

\_\_\_\_\_  
Russell Overman  
Interim Clerk to the Board

## Carteret County Subdivision Regulations

### ARTICLE IV. STANDARDS OF DESIGN

**Sec. 4-3. Lots.** The size, shape, and orientation of lots shall be appropriate for the location of the proposed subdivision and for the type of development contemplated and shall conform to the following standards.

**4-3.1. *Minimum lot dimensional requirements.*** (Amended 7-18-11)

- (A) **Lots within zoned areas.** Every lot shall have sufficient lot area, lot dimensions, and building setbacks to permit a principal structure to be erected thereon in compliance with the applicable requirements of the Carteret County Zoning Ordinance. Lots not served by public water and/or sewer service shall comply with the specifications and standards of the Carteret County Environmental Health Department, but in no case shall the lot size be less than the minimum lot size required in the underlying zoning district.
- (B) **Lots within unzoned areas.** Every lot shall have sufficient lot area, lot dimensions, and building setbacks to permit a principal structure to be erected thereon in compliance with the requirements delineated in the tables below. Lots not served by public water and/or sewer service shall comply with the specifications and standards of the Carteret County Environmental Health Department, but in no case shall the lot size be less than the minimum lot size required in the table below.

# **Carteret County Zoning Ordinance**

## **1000. ENACTMENT AND GENERAL PROVISIONS**

### **1005. Jurisdiction.**

These regulations govern the development and use of land and structures in all zoned areas of the unincorporated areas of Carteret County outside the zoning jurisdiction of any other governmental unit. These regulations do not apply to bona fide farms, except that non-farms may be regulated as per section 1007.

# Carteret County Zoning Ordinance

## 1600. SUPPLEMENTARY REGULATIONS

### 1607 – Setbacks for lots in un-zoned areas

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